

Inspection Summary Report - 364375

Inspection No: 364375
Property: (163526) ALLEN BENEDICT COURT
 1810 Allen Benedict Ct
 COLUMBIA, SC 29204
Scattered Site?: No
PIH Project: SC002000002
Comments: no reported bedbugs

Inspection Date: 6/30/2011
Phone: (803) 376-6103
Fax: (803) 376-6175
E-Mail Address: hthomas@chasc.org
ACC#: _____
CA#: _____

Building Unit Count

	#Total	#Inspected
Buildings	27	25
Units	242	24

Scores

	Possible Points	Area Points	H & S Deduction
Site	20.1	9.6	5.7
Bldg Ext	17.3	16.1	0.0
Bldg Sys	16.6	16.2	0.0
CA	1.0	0.8	0.2
Units	44.9	39.1	5.9
Overall	100.0	81.8	11.8
Final Score = Area Points - H & S Deduction			70 b

Health and Safety Counts

Non-Life Threatening	Site	Bldg	Unit	Total
Actual	1	1	9	11
%Inspected	---	93%	10%	---
Projected	1	1	91	93

Life Threatening

Actual	0	0	0	0
%Inspected	---	93%	10%	---
Projected	0	0	0	0

Smoke Detectors

Actual	0	0	0	0
%Inspected	---	93%	10%	---
Projected	0	0	0	0

Systemic Deficiencies:

					<u>% of Bldgs / Units with Defect</u>	
<u>Area</u>	<u>Item</u>	<u>Defect</u>	<u># with Defect</u>	<u># Total</u>		
Capital	DU	Kitchen	Range/Stove - Missing/Damaged/Inoperable**	8	24	33%
Ordinary	BldgExt	FHEO - Accessibility to Main Floor Entrance**	Obstructed or Missing Accessibility Route**	24	25	96%

Note: Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances).
 Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers, and smoke detectors).

Participants:

Management Agent Columbia HA	Thomas, Howard	Phone: (803) 254-3886 Fax: (803) 376-6165 E-Mail Address: hthomas@chasc.org	1917 Harden St Columbia, SD 29204
Owner/PHA HOUSING AUTHORITY OF THE CITY OF COLUMBI	Walker, Gilbert	Phone: (803) 254-3886 Fax: (803) 376-6114 E-Mail Address: gwalker@chasc.org	1917 HARDEN Street COLUMBIA, SC 29204-1015
Site Manager Columbia HA	Clea, Shannon	Phone: (803) 254-3886 Fax: (803) 376-6175 E-Mail Address: sclea@chasc.org	1917 Harden St Columbia, SC 29204

Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	A1-A10 Row/Town Houses	1939	10	1810 Allen Benedict Ct A1-A10 COLUMBIA SC 29204
	4	3 Bedroom	Occupied	
2	B1-B10 Row/Town Houses	1939	10	1810 Allen Benedict Ct B1-B10 COLUMBIA SC 29204
	6	2 Bedroom	Occupied	

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3	C1-C10 Row/Town Houses	1939	10	1810 Allen Benedict Ct C1-C10 COLUMBIA SC 29204
	3	2 Bedroom	Occupied	
4	D1-D10 Row/Town Houses	1939	10	1810 Allen Benedict Ct D1-D10 COLUMBIA SC 29204
	10	1 Bedroom	Occupied	
5	E1-E12 Row/Town Houses	1939	12	1810 Allen Benedict Ct E1-E12 COLUMBIA SC 29204
	3	2 Bedroom	Occupied	
6	F1-F12 Row/Town Houses	1939	12	1810 Allen Benedict Ct F1-F12 COLUMBIA SC 29204
	5	3 Bedroom	Occupied	
7	G1-G12 Row/Town Houses	1939	12	1810 Allen Benedict Ct G1-G12 COLUMBIA SC 29204
	1	1 Bedroom	Occupied	
8	H1-H12 Row/Town Houses	1939	12	1810 Allen Benedict Ct H1-H12 COLUMBIA SC 29204
	2	1 Bedroom	Occupied	
9	I1-I6 Row/Town Houses <i>Not In Sample</i>	1939	6	1810 Allen Benedict Ct I1-I6 COLUMBIA SC 29204
10	J1-J6 Row/Town Houses	1939	6	1810 Allen Benedict Ct J1-J6 COLUMBIA SC 29204
11	K1-K12 Row/Town Houses	1939	12	1810 Allen Benedict Ct K1-K12 COLUMBIA SC 29204
	7	3 Bedroom	Occupied	
12	L1-L12 Row/Town Houses	1939	12	1810 Allen Benedict Ct L1-L12 COLUMBIA SC 29204
	1	1 Bedroom	Occupied	
13	M1-M12 Row/Town Houses	1939	12	1810 Allen Benedict Ct M1-M12 COLUMBIA SC 29204
	1	1 Bedroom	Occupied	
	7	3 Bedroom	Occupied	
14	N1-N12 Row/Town Houses	1939	12	1810 Allen Benedict Ct N1-N12 COLUMBIA SC 29204
	1	1 Bedroom	Occupied	
	5	2 Bedroom	Occupied	
15	O1-O10 Row/Town Houses	1939	10	1810 Allen Benedict Ct O1-O10 COLUMBIA SC 29204
16	P1-P10 Row/Town Houses	1939	10	1810 Allen Benedict Ct P1-P10 COLUMBIA SC 29204
	6	3 Bedroom	Occupied	

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17	Q1-Q10 Row/Town Houses	1939	8	1810 Allen Benedict Ct Q1-Q10 COLUMBIA SC 29204
Comments: police substation in units 8 & 10				
	3	3 Bedroom	Occupied	
18	R1-R10 Row/Town Houses	1939	10	1810 Allen Benedict Ct R1-R10 COLUMBIA SC 29204
	2	1 Bedroom	Occupied	
19	S1-S6 Row/Town Houses	1939	6	1810 Allen Benedict Ct S1-S6 COLUMBIA SC 29204
	3	1 Bedroom	Occupied	
20	T1-T6 Row/Town Houses	1939	6	1810 Allen Benedict Ct T1-T6 COLUMBIA SC 29204
	2	1 Bedroom	Occupied	
21	U1-U6 Row/Town Houses	1939	6	1810 Allen Benedict Ct U1-U6 COLUMBIA SC 29204
	5	1 Bedroom	Occupied	
22	V1-V6 Row/Town Houses <i>Not In Sample</i>	1939	6	1810 Allen Benedict Ct V1-V6 COLUMBIA SC 29204
23	W1-W8 Row/Town Houses	1939	8	1810 Allen Benedict Ct W1-W8 COLUMBIA SC 29204
	4	2 Bedroom	Occupied	
24	X1-X8 Row/Town Houses	1939	8	1810 Allen Benedict Ct X1-X8 COLUMBIA SC 29204
	8	1 Bedroom	Occupied	
25	Y1-Y8 Row/Town Houses	1939	8	1810 Allen Benedict Ct Y1-Y8 COLUMBIA SC 29204
	2	1 Bedroom	Occupied	
26	Z1-Z8 Row/Town Houses	1939	8	1810 Allen Benedict Ct Z1-Z8 COLUMBIA SC 29204
	5	2 Bedroom	Occupied	
27	Office Common Building	1939	0	1810 Allen Benedict Ct Office COLUMBIA SC 29204

Inspectable Items:

Inspected Item	NO/OD	Observation	Severity	Location/Comments	Ded.
Site					Possible Points: 20.1
Market Appeal	OD	Graffiti**	Level 1		1.2
Retaining Walls**	OD	Damaged/Falling/Leaning**	Level 2		3.0
Storm Drainage	OD	Damaged/Obstructed**	Level 2		6.3
Walkways/Steps	OD	Broken/Missing Hand Railing (NLT)	Level 3	Location: steps beside bldg Z; Comments: missing hand rail, 4 steps	5.7

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Building 1 - Building Exterior					Possible Points:	0.7
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 1 - Unit 4					Possible Points:	1.9
Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1			0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 1			0.2
		Refrigerator - Missing/Damaged/Inoperable	Level 1			0.2
Building 2 - Building Exterior					Possible Points:	0.7
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 3 - Building Exterior					Possible Points:	0.7
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 4 - Building Exterior					Possible Points:	0.7
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Walls	OD	Cracks/Gaps**	Level 2			0.3
Building 4 - Unit 10					Possible Points:	1.9
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: kitchen closet; Comments: hole > 1"		0.2
Building 5 - Building Exterior					Possible Points:	0.9
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 5 - Unit 3					Possible Points:	1.9
Bathroom	OD	Plumbing - Clogged Drains	Level 1			0.4
Doors	OD	Damaged Hardware/Locks**	Level 3	Location: bath; Comments: latch not functioning		0.2
Kitchen	OD	Plumbing - Leaking Faucet/Pipes	Level 1			0.2
		Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 3	Location: kitchen; Comments: hood exhaust fan not functioning		0.4
		Range/Stove - Missing/Damaged/Inoperable**	Level 1			0.2
Building 6 - Building Exterior					Possible Points:	0.9
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Roofs	OD	Missing/Damaged Shingles**	Level 1			0.2
Walls	OD	Cracks/Gaps**	Level 2			0.3
Building 6 - Unit 5					Possible Points:	1.9
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: bedroom 2; Comments: lock broken, not lockable		0.2
Building 7 - Building Exterior					Possible Points:	0.9

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FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
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Building 7 - Unit 1 Possible Points: 1.9

Bathroom	OD	Plumbing - Clogged Drains	Level 1		0.4
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
Windows	OD	Inoperable/Not Lockable**	Level 1		<0.05

Building 8 - Building Exterior Possible Points: 0.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
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Building 10 - Building Exterior Possible Points: 0.5

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrys; Comments: not accessible	
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Building 11 - Building Exterior Possible Points: 0.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
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Building 12 - Building Exterior Possible Points: 0.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
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Building 12 - Unit 1 Possible Points: 1.9

Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 1		0.2
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Building 13 - Building Exterior Possible Points: 0.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
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Building 13 - Unit 1 Possible Points: 1.9

Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 1		0.2
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: bath; Comments: lock not functioning, not lockable	0.2

Building 13 - Unit 7 Possible Points: 1.9

Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: kitchen; Comments: GFI not functioning	1.0
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Building 14 - Building Exterior Possible Points: 0.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
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Building 14 - Unit 1 Possible Points: 1.9

Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1		0.2
Hot Water Heater	OD	Pressure Relief Valve Missing (NLT)	Level 3	Location: kitchen closet; Comments: pressure relief valve > 18`` from floor	1.0

Building 14 - Unit 5 Possible Points: 1.9

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Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
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Building 15 - Building Exterior					Possible Points: 0.9
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	

Building 16 - Building Exterior					Possible Points: 0.7
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
Roofs	OD	Damaged Soffits/Fascia	Level 1		0.1

Building 16 - Unit 6					Possible Points: 1.9
Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
Ceiling	OD	Peeling/Needs Paint**	Level 1		<0.05
Doors	OD	Damaged Hardware/Locks**	Level 1		<0.05
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: kitchen; Comments: GFI not functioning	1.0
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 1		0.2

Building 16 - Unit 6 - Health & Safety					
Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: roachs	0.7

Building 17 - Building Exterior					Possible Points: 0.7
Doors	OD	Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	

Building 17 - Common Areas					Possible Points: 0.6
FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: entry; Comments: not accessible	
Kitchen	OD	Doors - Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: kitchen closet; Comments: hole > 1"	0.2
Restrooms/Pool Structures	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: GFI not functioning	0.2

Building 17 - Unit 3					Possible Points: 1.9
Ceiling	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1		<0.05
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: bedroom bath; Comments: lock damaged, not lockable	0.2

Building 18 - Building Exterior					Possible Points: 0.7
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 19 - Building Exterior					Possible Points: 0.4
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible	

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Building 19 - Unit 3					Possible Points:	1.8
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 1			0.2
Building 20 - Building Exterior					Possible Points:	0.4
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 20 - Unit 2					Possible Points:	1.8
Kitchen	OD	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 3	Location: kitchen; Comments: range hood fan not functioning		0.4
		Refrigerator - Missing/Damaged/Inoperable	Level 1			0.2
Building 21 - Building Exterior					Possible Points:	0.4
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 21 - Unit 5					Possible Points:	1.8
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 1			0.2
Building 23 - Building Exterior					Possible Points:	0.6
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 23 - Building Systems					Possible Points:	0.6
Domestic Water	OD	Leaking Central Water Supply	Level 3	Location: front exterior hose bib; Comments: active leak		0.4
Building 23 - Unit 4					Possible Points:	1.9
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: GFI not functioning		1.0
Building 24 - Building Exterior					Possible Points:	0.6
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Building 24 - Unit 8					Possible Points:	1.9
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: kitchen closet; Comments: hole > 1"		0.2
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: GFI not functioning		1.0
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1			0.2
Building 25 - Building Exterior					Possible Points:	0.6
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2			0.1
Building 25 - Unit 2					Possible Points:	1.8
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: bath; Comments: hole > 1"		0.2

Building 26 - Building Exterior					Possible Points:	0.6
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: not accessible		

Building 26 - Unit 5					Possible Points:	1.9
Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1			0.2

Building 27 - Common Areas					Possible Points:	0.5
Kitchen	OD	Refrigerator - Damaged/Inoperable	Level 1			<0.05

NOTE: Score for any given building or unit can not be negative (if deductions are greater than possible points, the score is set to zero)